

34722

MIC-5349-K
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM T. FORD and WANDA FORD,
husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JOYCE A. FOSTER

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 26, Block 1, BRYANT TRACTS NO. 2, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property
described in this instrument. A buyer should check with the appropriate city or county
planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as
stated on the reverse side of this deed and those apparent upon the land, if any, as of
the date of this deed

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 48,000.00

~~HOWEVER, THE ACTUAL CONSIDERATION CONVEYED BY GRANTOR TO GRANTEE, GIVEN OR PROMISED, WHICH IS
THE WHOLE OR PART OF THE CONSIDERATION, INDICATE WHAT IT IS.~~ (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of February, 1984;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

(If executed by a corporation,
affix corporate seal)

X William T. Ford
WILLIAM T. FORD

X Wanda Ford
WANDA FORD

STATE OF OREGON,
County of Klamath } ss.
February 2, 1984

STATE OF OREGON, County of Washington } ss.
Feb 2, 1984

Personally appeared the above named
WILLIAM T. FORD and WANDA FORD,
husband and wife
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Personally appeared William T. Ford and
Wanda Ford who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.
Before me:

NOTARY PUBLIC
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 2/17/89

Notary Public for Oregon
My commission expires: (OFFICIAL SEAL)

Mr. & Mrs. William T. Ford
18702 S. Redland Rd.
Oregon City, OR 97045

GRANTOR'S NAME AND ADDRESS
Joyce A. Foster
1420 Summers Lane
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____
I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

8801

- continued from the reverse side of this deed -

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. Reservations and restrictions contained in Deed recorded June 1, 1942, in Volume 147, page 527, Deed Records of Klamath County, Oregon, to wit:

"excepting and reserving to the first parties, their heirs, and assigns, the right at any time to construct, build, and erect ditches, telephone lines, telegraph lines, and electric power lines in and upon said premises and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described land."

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 21st day of March A.D., 1984 at 3:51 o'clock P.M., and duly recorded in Vol. M84, of Deeds on page 4633.

EVELYN BIEHN, COUNTY CLERK

Fee: \$8.00by: Pam Smith, Deputy